

**AGENDA
REGULAR MEETING OF THE
SAN JACINTO PLANNING COMMISSION**

June 12, 2008
7:00 p.m.

San Jacinto Unified School District Board Room
2045 South San Jacinto Avenue, San Jacinto, California

1.0 ORGANIZATION

- 1.1 CALL TO ORDER
- 1.2 ROLL CALL
- 1.3 PLEDGE OF ALLEGIANCE

NOTICE TO THE PUBLIC

All members of the public who wish to speak in favor of, or in opposition to an agenda item, should:

- 1. Submit a request to speak slip prior to the meeting.
- 2. Step forward to the lectern upon invitation from the Chairman.
- 3. State name and spelling of name.
- 4. Place of residence/business and City.

2.0 LATE ITEMS

None

3.0 ORAL COMMUNICATIONS

- 3.1 Public Comments

4.0 CONSENT CALENDAR

- 4.1 Request for a first Extension of Time for Tentative Tract 32574 – a 131 single family residential lot subdivision located east of Lyon Avenue between De Anza Drive and Cottonwood Avenue.
- 4.2 Request for a second Extension of Time for Tentative Tract 32376 – a 337 lot subdivision of 96.8 acres located north of the Ramona Expressway along the extension on San Jacinto Avenue.
- 4.3 Request for a first Extension of Time for Tentative Tract 32582 – a 192 lot subdivision of 48.86 acres located between Alessandro Avenue and Vernon Street, north of Cypress Avenue.

- 4.4 Request for a second Extension of Time for Tentative Tract 32809 and CUP 04-09 – A 260-unit townhouse complex consisting of 65 residential buildings, 2 pools, and recreation areas on 19.06 acres, located on the north side of Seventh Street between Lyon Avenue and State Street.
- 4.5 Request for a first Extension of Time for Tentative Tract 33862 – a 144 lot subdivision of 44.7 acres located east of Vernon Avenue, southerly of Ramona Expressway, and on both sides of Camino Los Banos.
- 4.6 Approval of Action Minutes of the February 9, 2006 San Jacinto Planning Commission meeting.
- 4.7 Approval of Action Minutes of the February 23, 2006 San Jacinto Planning Commission meeting.
- 4.8 Approval of Action Minutes of the March 23, 2006 San Jacinto Planning Commission meeting.
- 4.9 Approval of Action Minutes of the December 14, 2006 San Jacinto Planning Commission meeting.
- 4.10 Approval of Action Minutes of the September 27, 2007 San Jacinto Planning Commission meeting.
- 4.11 Approval of Action Minutes of the October 11, 2007 San Jacinto Planning Commission meeting.
- 4.12 Approval of Action Minutes of the November 8, 2007 San Jacinto Planning Commission meeting.
- 4.13 Approval of Regular Minutes of the December 13, 2007 San Jacinto Planning Commission meeting.
- 4.14 Approval of Regular Minutes of the April 24, 2007 San Jacinto Planning Commission meeting.

5.0 CONTINUED PUBLIC HEARINGS

- 5.1 Tentative Tract 33862, Amendment 1
Applicant: JD Pierce Company
222 Martin Street, Suite 100
Irvine, CA 92612

A proposal to amend the 44.7 acre Tentative Tract Map 33862 to include a potential 12.17 acre school site adjacent to Vernon Avenue at the southwest corner of the project site. This amendment could potentially reduce the number of residential lots from 148 to 98. The entire project is located on the west side of the Ramona Expressway east of Vernon Avenue in the in the single family residential (R-1) zoning district.

The effect of this project has been adequately analyzed in an earlier adopted mitigated negative declaration, no further environmental review is necessary.

5.2 Tentative Tract 33080 and Change of Zone 5-07

Applicant: Brian Johnson
Pelican Homes
33971 Selva Road, Suite 135
Dana Point, CA 92629

A proposal to change the zone from R-2 to Residential Agriculture Accessory Business (RAAB) and develop the 9.42 gross acres into an 18 single family residences on large lots. Originally the project was a 93 unit condo project, but because of revisions to the General Plan the project was reduce to the 18 lot large lot subdivision. The project site is located at the southwest corner of Ramona Boulevard and Young Street.

An environmental initial study has been conducted which has determined that this project will not have a significant impact on the environment with the incorporation of mitigation measures. Therefore, a Mitigated Negative Declaration is recommended.

5.3 Change of Zone 1-07 and Staff Review 10-06

Applicant: Magdaleno Jordan
25371 Howard Drive
Hemet, CA 92544

A proposal to construct a 7793 square foot retail center located at the northeast corner of State and Brinton Street. The 0.61 acre project site is also the subject of a zone change, which if approved would change the zone from R-1 (Single Family Residential) to C-2 (Community Commercial) and be consistent with the General Plan designation of CC (Community Commercial).

This proposal is not subject to the California Environmental Quality Act (CEQA) because, pursuant to Section 3.07 of the City's CEQA Guidelines there is no possibility that the activity in question may have a significant effect on the environment. The project therefore is exempt from CEQA.

6.0 NEW PUBLIC HEARINGS

6.1 Development Plan 2-08 for Tentative Tract 30884

Applicant: Alex C. Carolino
3035 E. 8th Street
National City, CA 91950

The proposal involves the development of an approved tentative subdivision which totals approximately 3.72 acres into 14 residential lots. The Development Plan for this Tentative Tract Map includes two models of two story of homes that can range in size from 2,405 to 3,240 square feet respectively with each home model having two variations to the front elevation. The review also includes walls and fences and front yard landscaping. The project site is located on the south side of Shaver Street at the Miramar extension.

The effect of this project has been adequately analyzed in an earlier adopted mitigated negative declaration, no further environmental review is necessary.

- 6.2 Conditional Use Permit 7-07
Applicant: Al Griffith
42077 Ferguson Drive
Hemet, CA 92544

A proposal to utilize an existing developed property (Wright Septic Tank Pumping Service) for the manufacturing of bio-diesel fuel. The operation is seeking the approval of a Conditional Use Permit for the unlisted industrial use. The site is located in the Heavy Commercial, Limited Industrial (C-M) zone at 511 N. Dillon Avenue (northeast corner of Grand Avenue and Dillon Avenue. APN 435-061-015, -016 and -017)

An environmental initial study has been conducted which has determined that this project will not have a significant impact on the environment with the incorporation of mitigation measures. Therefore, a Mitigated Negative Declaration is recommended.

- 6.3 Conditional Use Permit 1-08 and Tentative Parcel Map 35888
Applicant: KZ Holdings
19752 MacArthur Blvd, Suite 250
Irvine, CA 92612

A proposal to construct a two phase commercial shopping center with a total of 139,870 square feet of retail and restaurant space, including two major retailers of 76,760 square feet and 18,000 square feet. The first phase includes a 13,225 square foot pharmacy, a 2,900 square foot drive-thru restaurant and a 2,976 square foot convenience store with fuel and alcohol sales. The remaining phase includes construction of the major tenant buildings, three fast food restaurants and a 2,400 square foot convenience store with fuel and alcohol sales. The 17.21 acre parcel is located in the C-2 zone at the southwest corner of Sanderson Ave. and Cottonwood Ave. (APN 431-150-047).

An environmental initial study has been conducted which has determined that this project will not have a significant impact on the environment with the incorporation of mitigation measures. Therefore, a Mitigated Negative Declaration is recommended.

7.0 BUSINESS ITEMS

- 7.1 Proposal by Sue Mooreland, Jefferson Transitional Programs, for vocational training facility at 156 S. Ramona Boulevard.
- 7.2 Director's Report

8.0 ADJOURNMENT

I, Asher Hartel, do hereby certify that I caused to be posted the foregoing agenda this 6th day of June, as required by law.

Asher Hartel, Planning Director

“If you wish to challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.”